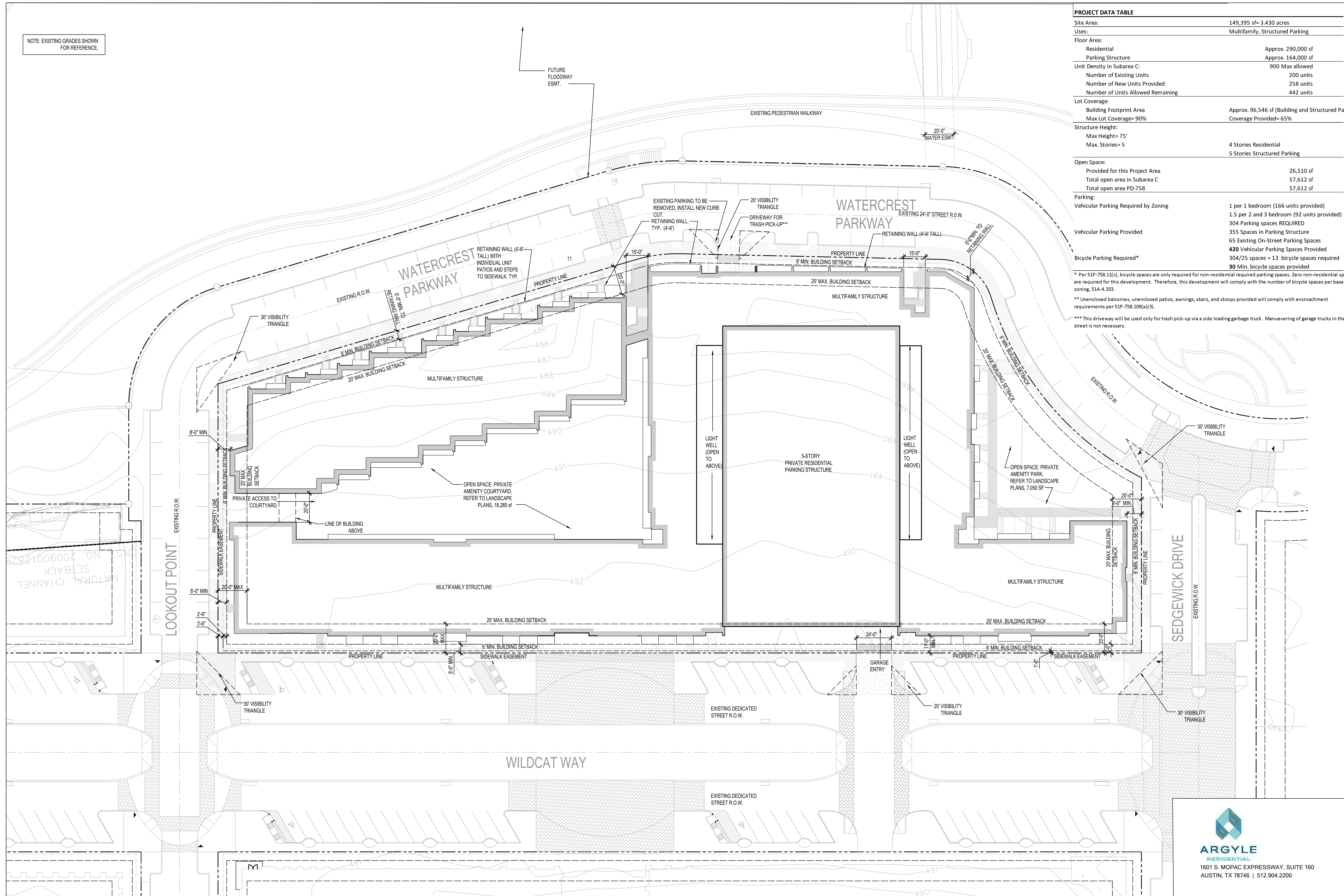


NOTE EXISTING GRADES SHOWN FOR REFERENCE.



PROJECT DATA TABLE	
Site Area:	149,395 sf= 3.430 acres
Uses:	Multifamily, Structured Parking
Floor Area:	
Residential	Approx. 290,000 sf
Parking Structure	Approx. 164,000 sf
Unit Density in Subarea C:	900 Max allowed
Number of Existing Units:	200 units
Number of New Units Provided:	258 units
Number of Units Allowed Remaining:	442 units
Lot Coverage:	
Building Footprint Area	Approx. 96,546 sf (Building and Structured Parking)
Max Lot Coverage= 90%	Coverage Provided= 65%
Structure Height:	
Max Height= 75'	4 Stories Residential
Max. Stories= 5	5 Stories Structured Parking
Open Space:	
Provided for this Project Area	26,510 sf
Total open area in Subarea C	57,612 sf
Total open area PD-758	57,612 sf
Parking:	
Vehicular Parking Required by Zoning	1 per 1 bedroom (166 units provided) 1.5 per 2 and 3 bedroom (92 units provided) 304 Parking spaces REQUIRED
Vehicular Parking Provided	355 Spaces in Parking Structure 65 Existing On-Street Parking Spaces 420 Vehicular Parking Spaces Provided 304/25 spaces = 13 bicycle spaces required 30 Min. bicycle spaces provided
Bicycle Parking Required*	

* Per S1P-758.11(c), bicycle spaces are only required for non-residential required parking spaces. Zero non-residential spaces are required for this development. Therefore, this development will comply with the number of bicycle spaces per base zoning, 53A-4.333.

** Unenclosed balconies, unenclosed patios, awnings, stairs, and stoops provided will comply with encroachment requirements per S1P-758.109(a)(3).

*** This driveway will be used only for trash pick-up via a side loading garbage truck. Manuevering of garage trucks in the street is not necessary.



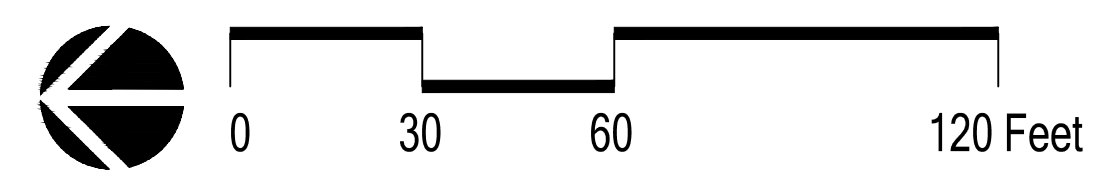
LAKE HIGHLANDS TOWN CENTER - SUB AREA C

No.	Date	Item
1	11.10.15	CITY COMMENTS #1
2	11.12.15	CITY COMMENTS #2
3	11.18.15	CITY COMMENTS #3
4	12.14.15	MINOR AMENDMENT
5	01.12.16	CITY COMMENTS #4
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Checked
MSB
Approved

ARGYLE
RESIDENTIAL
1601 S. MOPAC EXPRESSWAY, SUITE 160
AUSTIN, TX 78746 | 512.904.2200

DEVELOPMENT PLAN FOR PD 758,
SUBAREA C:
LOT 1, BLOCK B/8125
3.43 ACRES
LAKE HIGHLANDS TOWN CENTER
CITY OF DALLAS, DALLAS COUNTY, TEXAS



CASE NO. D156-002

DEVELOPMENT PLAN

Project No.	15108.00
Date	09.28.2015
Last Revision	01.12.16

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

WILDCAT WAY
DALLAS, TX